

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of Land Use from Residential use zone-3 (R3) to Manufacturing use zone in Sy.Nos.205/P, 222/P, 223, 224, 225/P, 248/P, 250/P, 251/P, 252/P of Turkapalle (V) Shamirpet (M) Medchal District to an extent of 40264.30 Sq.Mts with road affected area under proposed 30.00 mts wide MDP-2031 road and 18.00 mtrs wide under cart road widening area of 1724.98 Sq,mtrs, 9.00 mtrs buffer use of 1719.89 Sqmts and net site area of 36819.43 Sqmts for setting up unit for Pharmaceuticals under "Orange" category under TS-iPASS - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 30

**Dated: 05-03-2024
Read the following:-**

1. From the M.C., HMDA Lr No. MIC0200009115857/CLU/Plg/TS-iPASS /HMDA/2023, Dated:04.01.2024.
2. From the M.C., HMDA Lr.No. MIC0200009115857/CLU/Plg/TS-iPASS /HMDA/2023, Dated:05.01.2024 addressed to the Commr., Printing.
3. Minutes of the Change of Land Use Committee meeting held on 24.01.2024
4. Govt., Lr.No.316/Plg.I(1)/2024, Dt:05.02.2024.
5. From the M.C., HMDA Lr.No. MIC0200009115857/CLU/Plg/TS-iPASS /HMDA/2023, Dated:24.02.2024.

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ORDER:

The draft variation to the land use envisaged in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013 issued in reference 2nd read above, was published in the extraordinary issue of the Telangana Gazette No.04 Dated:05.01.2024. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid Change of land use charges of Rs.44,18,332/- (Rupees Forty Four Lakhs Eighteen Thousand Three Hundred and Thirty Two only) through FCM-2401087UDUOE dt:08.01.2024 to the Commissioner of Industries through TS-iPASS online. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.205/P, 222/P, 223, 224, 225/P, 248/P, 250/P, 251/P, 252/P of Turkapalle (V) Shamirpet (M) Medchal District to an extent of 40 264.30 Sq.Mts with road affected area under proposed 30.00 mts wide MDP-2031 road and 18.00 mtrs wide under cart road widening area of 1724.98 Sq,mtrs, 9.00 mtrs buffer use of 1719.89 Sqmts and net site area of 36819.43 Sqmts, which is presently earmarked for Residential use in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013, is now designated as Manufacturing use zone for setting up unit of PHARMACEUTICALS under Orange Category subject to the following conditions:

- a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and G.O.Ms.No.33 MA, dt.24-01-2013.

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- b) The applicant has to leave 3.00 Mtrs Green Buffer strip all along the site in order to segregate industrial activity from the Residential use zone-3(R3) use to Industrial activity.
- c) The applicant has to handover the road affected area to an extent of 1724.98 Sq.mts in the concerned local body by way of registered gift deed at free of cost before release of building plans from HMDA.
- d) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- e) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from Government and the application shall be revoked if the conditions are not followed by the applicant.
- f) The applicant shall comply the conditions mentioned in NOC from Irrigation Dept., vide Lr.No.SE/IC/HYD/DSE/DEE-I/TS-4/NOC/F-422/2023-24/1298/2 Nos. dt.25.09.2023 & NOC from the Collector, Medchal-Malkajgiri District vide Lr.No.E2/1266/2023 dt.27.10.2023.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- h) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of land use orders will be withdrawn without any notice.
- i) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area covered within the applicant site.
- j) Consideration for CLU doesn't confer any title over the land
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- l) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North : Existing 18.00 mts wide BT Road proposed to be widened to 30.00mts wide MDP-2031
South : Sy.No.250/P, 225/P of Turkapally (V) Residential use zone-3(R3), buffer use zone
East : Sy.No.226, 225/P, 248/P of Turkapally (V) Manufacturing use zone
West : Sy.No.222/P, 251/P of Turkapally (V) & Residential use zone-3 (R3)

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**M.DANA KISHORE
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Medchal District
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER